

[Title 19 ZONING](#)

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**Chapter 19.85 HOME BUSINESS**[19.85.010 Subject and definition.](#)[19.85.020 Standards.](#)[19.85.030 Regulations and enforcement.](#)**19.85.010 Subject and definition.**

A. "Home business" shall mean any business activity, other than those listed below, which is conducted entirely within a dwelling or attached garage and is clearly incidental, secondary and in addition to the use of the structure for dwelling purposes. The purpose of the home business chapter is to allow the use of a portion of a home by one of its residents for business purposes, while establishing standards to ensure that the business use of the home will not adversely impact the residential character of the neighborhood in which the home business is located.

B. "Home business" shall not include the following business activities taking place at the home:

1. Motor vehicle, trailer or boat repair;
2. Any use involving the storage or sale of inflammable, explosive or hazardous materials;
3. Junkyards;
4. Mortuaries or crematoriums;
5. Sexually oriented businesses;
6. Lawn mower or small engine repair;
7. Auto body and/or fender work;
8. Towing operations;
9. Vehicle sales or rentals;
10. Welding, iron works, foundries;
11. Major appliance repair (washers, dryers, refrigerators, etc.).

C. Uses that are listed as permitted or conditional uses in residential zones and are specifically defined under Chapter 19.04 are subject to a conditional or permitted use approval process, but are not subject to regulation under this chapter. Such uses include, but are not limited to, short-term rentals, home daycare, home preschools, uses involving the raising, breeding, training, housing, keeping or care of animals, residential health care, residential facilities for elderly or disabled persons, bed and breakfast inn or homestay, boarding houses, etc.

D. The following activities are exempted from regulation under this chapter:

1. Garage or yard sales; provided the sale is held for not more than three consecutive days, and no more than two times per year at the same location, and no consignment goods are offered for sale;
  2. Temporary social gathering sales that do not exceed one day, such as candle parties, book parties, etc. not to exceed four occurrences per year.
- (Ord. 1535 § 3 (part), 2004)

**19.85.020 Standards.**

The following standards shall apply to home businesses:

- A. The primary use of the dwelling must be residential.
- B. The person operating the business must reside in the dwelling on a full-time basis (at least nine months per year).
- C. For lots which front on a right of way less than eighty feet wide, only the business operator and his/her immediate family members who reside in the home shall be employed or do any work, whether compensated or not, in conjunction with the business. For lots which front on a right of way of eighty feet or greater, one additional non-resident employee is allowed.
- D. Customers shall be allowed at the residence only if scheduled on an appointment basis, and are only allowed between the hours of seven a.m. and ten p.m. Group lessons or sessions shall not exceed six people at a time.
- E. No exterior remodeling shall take place that would change the residential appearance of the home.
- F. Interior structural alterations made to the home are allowed only if they are consistent with its primary use as a dwelling.
- G. All business activities must take place within the dwelling and/or attached garage and shall not occupy more than twenty-five percent or more than five hundred square feet (whichever is less) of the floor area of the home.
- H. The storage or display of supplies, inventory, equipment or materials in any portion of the yard or within a detached accessory building is prohibited.
- I. Only those tools, equipment, or electric apparatus that are commonly used as accessories to or in conjunction with residential uses are allowed to be used as part of the home business.
- J. Home businesses must be conducted in such a manner as not to emit or create excessive odors, smoke, dust, heat, fumes, light, glare, sounds, noises, vibrations or interference with radio and/or television reception.
- K. In addition to the parking spaces required for the residents of the dwelling, parking for customers and for an employee, if allowed under subsection (D) above, must be provided in the driveway or garage.
- L. Only a three square foot, non-illuminated nameplate sign is allowed. The nameplate sign must be attached to a wall or window of the dwelling.
- M. No vehicle larger than a passenger car or van or one ton pickup truck is allowed to be brought to, parked on, or stored on the property in conjunction with a home business.
- N. If the applicant for a home business is not the property owner, the applicant must obtain written authorization of the property owner or manager to apply.
- O. The property address (house number) must be clearly posted on the home using letters at least four inches in height in a contrasting color to the building.
- P. The condition of the dwelling and landscaped areas shall be well maintained. (Ord. 1535 § 3 (part), 2004)

### **19.85.030 Regulations and enforcement.**

- A. An application for home business must be submitted to the planning and development services division of Salt Lake County for review, and must be accompanied by the application fee listed in Section 3.52.080. Upon finding that the applicant understands and agrees to comply with the standards set forth in Section 19.85.020, the application shall be approved.
- B. All home businesses are required to obtain a Salt Lake County business license. The business license must be renewed each year that the home business is in operation.
- C. Violations of the standards set forth in Section 19.85.020 shall be subject to the civil penalties outlined in Section 19.94.070. In addition, a business license revocation hearing may be scheduled at the discretion of the division director of planning and development services for any business found to be in violation of the home business standards or of any other county ordinance.
- D. The business owner is responsible for complying with all applicable health, fire, building and safety codes.
- E. All home businesses shall be reviewed for compliance with the provisions of this chapter and approved under the application process mentioned above. For the purposes of this chapter, a change of business ownership and/or relocation to a new address is considered a new business, and requires separate approval. (Ord. 1535 § 3 (part), 2004)